WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1091315 DEEDWARR
01/12/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20240112-0002866

MST 2023-1426

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vitor Carvalho	Equity Prime Mortgage, LLC	150-02-0A-005.00
(NAME)	(NAME)	
1021 Trevino Place	P.O. Box 1194	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501-1194	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Zackary Howe, an unmarried man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vitor Carvalho, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Townview Place of record in Plat at Instrument No. 20170628-0065024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zackary Howe, an unmarried man, by warranty deed of Moss Springs, LLC of record in Instrument #20200505-0046624, Register's Office, Davidson County, TN dated April 23, 2020, recorded May 5, 2020.

Zackary Howe and Zackary C. Howe are one in the same person.

1. **Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record as Instrument Number 20170628-0065024, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190515-0045576, **as amended in Instrument No. 20200710-0075574**, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20160322-0026922, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1021 Trevino Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th DAY OF January, 2024.

Zackary Howe

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Zackary Howe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal~~ at office, this 9th day of January, 2024.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

(SEAL)

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/9/24.

Date

Celia Stewart-Rouse

Affiant Signature

1/9/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of January, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY